

144.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

760,300 / 760,300

USE VALUE:

760,300 / 760,300

ASSESSED:

760,300 / 760,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
40		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NI YIGONG	
Owner 2: WANG YUNPENG	
Owner 3:	

Street 1: 40 OTTAWA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1476 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5000.000	304,300		456,000	760,300			94089
							GIS Ref		
							GIS Ref		
							Insp Date		
							02/19/18		

PREVIOUS ASSESSMENT								Parcel ID	144.0-0004-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,300	0	5,000.	456,000	760,300	760,300	Year End Roll	12/18/2019
2019	101	FV	241,800	0	5,000.	427,500	669,300	669,300	Year End Roll	1/3/2019
2018	101	FV	241,800	0	5,000.	353,400	595,200	595,200	Year End Roll	12/20/2017
2017	101	FV	241,800	0	5,000.	324,900	566,700	566,700	Year End Roll	1/3/2017
2016	101	FV	241,800	0	5,000.	296,400	538,200	538,200	Year End	1/4/2016
2015	101	FV	236,000	0	5,000.	290,700	526,700	526,700	Year End Roll	12/11/2014
2014	101	FV	236,000	0	5,000.	270,200	506,200	506,200	Year End Roll	12/16/2013
2013	101	FV	235,000	0	5,000.	257,100	492,100	492,100		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYNNE JOHN W	27536-168		7/31/1997		264,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/2/2013	635	Add Bath	14,000	C					2/19/2018	MEAS&NOTICE	HS	Hanne S											
2/20/2009	106	Re-Roof	6,150						6/5/2013	Info Fm Prmt	EMK	Ellen K											
									12/6/2008	Meas/Inspect	201	PATRIOT											
									1/29/2000	Inspected	263	PATRIOT											
									12/1/1999	Mailer Sent													
									11/18/1999	Measured	256	PATRIOT											
									1/1/1982		CS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH														
Type: 6	- Colonial		Full Bath: 1	Rating: Good		PDAS.																	
Sty Ht: 2	- 2 Story		A Bath:	Rating:					26														
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:																			
Foundation: 1	- Concrete		A 3QBth:	Rating:																			
Frame: 1	- Wood		1/2 Bath: 1	Rating: Average																			
Prime Wall: 1	- Wood Shingle		A HBth:	Rating:																			
Sec Wall: 8	- Brick Veneer	25%	OthrFix:	Rating:																			
Roof Struct: 1	- Gable		OTHER FEATURES																				
Roof Cover: 1	- Asphalt Shgl		Kits: 1	Rating: Good		1st Res Grid Desc: Line 1 # Units: 1																	
Color: YELLOW			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:			Fpl: 1	Rating: Average		Other																	
GENERAL INFORMATION			WSFlue:	Rating:		Upper																	
Grade: C+ - Average (+)			CONDO INFORMATION			Lvl 2																	
Year Blt: 1928	Eff Yr Blt:		Location:			Lvl 1																	
Alt LUC:	Alt %:		Total Units:			Lower																	
Jurisdct: G14	Fact:	.	Floor:			Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1													
Const Mod:			% Own:			REMODELING			RES BREAKDOWN														
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRs	FL													
						Interior:	1	7	3														
PERMISSION																							

INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall:		% Sprinkled:

MOBILE HOME

Make:

odel:

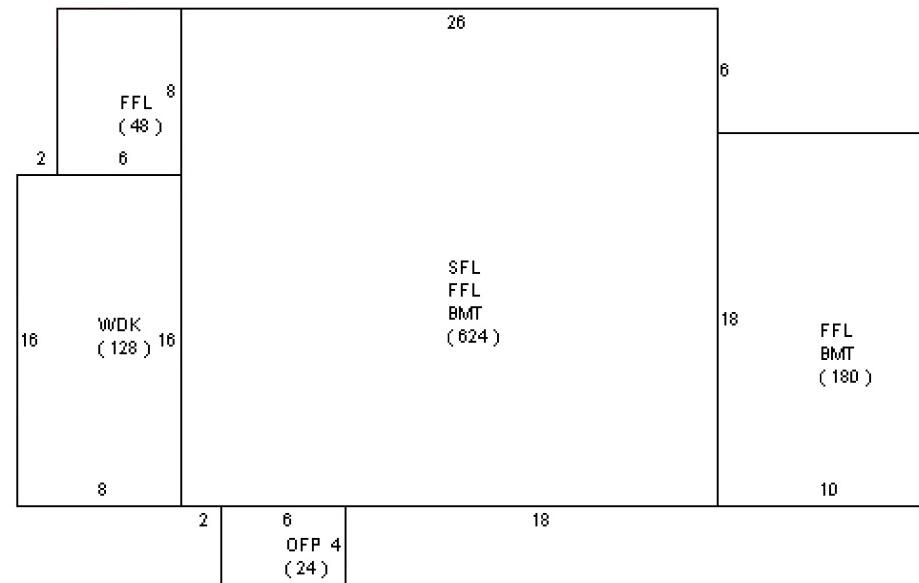
Serial #:

Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	852	168.300	143,390						
BMT	Basement	804	50.490	40,594						
SFL	Second Floor	624	168.300	105,018						
WDK	Deck	128	13.780	1,763						
OPF	Open Porch	24	43.880	1,053						
Net Sketched Area:		2,432	Total:	291,818						
Size Ad	1476	Gross Are	2432	EinArea	1476					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

